Petitioner

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY * Case No. 91-197-A Clarklein, Inc.

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances and an amendment to the Second Amended Final Development Plan of the Richter Property to permit a window to tract boundary line setback of 26 feet in lieu of the required 35 feet for Lot 5; a window to tract boundary line setback of 24 feet in lieu of the required 35 feet for Lot 13; a window to tract boundary line setback of 28 feet in lieu of the required 35 feet for Lot 15; and a building to building setback of 23 feet in lieu of the required 25 feet for Lots 16 and 17, all as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by John R. Clark, President, appeared, testified and was represented by David Meadows, Esquire. Also appearing on behalf of the Petition was Will Duvall of W. Duvall & Associates. There were no Protestants.

Testimony indicated that the subject property is located within a previously approved 18-lot subdivision known as the Richter Property. Said property was the subject matter of previous Case No. 89-223-A in which a variance for an existing dwelling on Lot 18 was granted on January 4, 1989, \ subject to restrictions. Petitioner is desirous of developing Lots 5, 13, 15 and 16 with single family dwellings in accordance with Petitioner's Exhibit 1. However, in order to keep the development of the lots uniform and construct homes which are compatible with others in the community,

158

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Q | - 197-A The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section _____SEE ATTACHMENT "A"

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

HARDSHIP DIFFICULTIES TO BE DISCUSSED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Pelition. Engineer Contract PurchasetXXX Legal Owner(s): W. Duvall & Associates, Inc. (Type or Print Name) Signature 530 E. Joppa Road (Type or Print Name) Towson, MD 21204 City and State 115 Sudbrook Lane (301) 256-2989 Attorney for Petitioner: Suite 205 (Type or Print Name) Baltimore, MD 21208 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted John Clark, CLARKLEIN, INC. Attorney's Telephone No.: _____ ORDERED By The Zoning Commissioner of Baltimore County, this _____ day 1950, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore day of _____, 19-7!__, at ____ o'clock

Potitioner argued the requested variances are necessary. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this day of February, 1991 that the Petition for Zoning Variance to amend the Second Amended Final Development Plan of the Richter Property to permit a window to tract boundary line setback of 26 feet in lieu of the required 35 feet for Lot 5; a window to tract boundary line setback of 24 feet in lieu of the required 35 feet for Lot 13; a window to tract boundary line setback of 28 feet in lieu of the required 35 feet for Lot 15; and a building to building setback of 23 feet in lieu Nof the required 25 feet for Lots 16 and 17, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 2-

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

91-197-A

ATTACHMENT 'A'

Variance from Section 1801.2.C. and the "Comprehensive Manual Development Policies" and to amend the Second Amended Final Development Plan to permit a window to Tract Boundary Line Setback of 26 feet in lieu of the required 35 feet.

Variance from Section 1801.2.C. and the "Comprehensive Manual Development Policies" and to amend the Second Amended Final Development Plan to permit a window to Tract Boundary Line Setback of 24 feet in lieu of the required 35 feet.

Variance from Section 1801.2.C. and the "Comprehensive Manual Development Policies" and to amend the Second Amended Final Development Plan to permit a window to Tract Boundary Line Setback of 28 feet in lieu of the required 35 feet.

Variance from Section 1801.2.C. and the "Comprehensive Manual Development Policies" and the amend the Second Amended Final Development Plan to permit a building to building (Height Distance) Setback of 23 feet in lieu of the required 25 foot setback required for Lots 16 & 17.

530 East Joppa Road / Towson, Maryland 21204 / (301) 583-9571

deeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition. 2) The relief granted herein is conditioned upon Petitioner and/or any successor in interest, other

i) The Petitioners may apply for their building

permit and be granted same upon receipt of this Order;

however, Petitioners are hereby made aware that pro-

than individual residential owners, not requesting any additional variances for Lots 5, 13, 15, 16, 17 or any other lots in the 18-lot development known as the Richter Property.

6- MNoterouse ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

August 9, 1990

ZONING DESCRIPTION "RICHTER PROPERTY" 14TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point being northeasterly 650 feet more or less from the centerline intersection of Bucks Schoolhouse Road and White Marsh Road, said point being on the southernmost side of White Marsh Road, proposed 60 feet wide, said point also being designated as coordinate point number 19. as shown on a plat dated April 27, 1936 entitled "Richter Property" as recorded among the Land Records of Baltimore County in Plat Book S.M. 51 Folio 137; thence running for the outline of said plat, the following il courses and

1) North 28 degrees 23 minutes 54 seconds East 336.92 feet: thence 2) North 64 degrees 57 minutes 02 seconds East 122.29 feet; thence 3) South 25 degrees 12 minutes 25 seconds East 175.00 feet; thence 4) North 65 degrees 00 minutes 37 seconds East 126.53 feet; thence 5) North II degrees 15 minutes 28 seconds West 180.33 feet; thence 6) North 64 degrees 57 minutes 02 seconds East 181.21 feet; thence 7) South 04 degrees 07 minutes 31 seconds West 541.92 feet; thence 8) South 81 degrees 14 minutes 04 seconds West 326.33 feet; thence 9) South 18 degrees 46 minutes 00 seconds West 235.96 feet: thence

10) North 27 degrees 38 minutes 27 seconds West 342.64 feet: thence 11) North 28 degrees 23 minutes 54 seconds East 15.08 feet; to the Point

CONTAINING 226,947.50 square feet or 5.21 acres of land, more or less.



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530 East Joppa Road / Towson, Maryland 21204 / (301) 583-9571

Baltimore County Government Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

February 12, 1991

David Meadows, Esquire 4111 E. Joppa Road Baltimore, Maryland 21236

RE: PETITION FOR ZONING VARIANCE S/S White Marsh Road, 650' NE of of Buck Schoolhouse Road (Richter Property) 11th Election District - 6th Councilmanic District Clarklein, Inc. - Petitioners Case No. 91-197-A

Dear Mr. Meadows:

AMN:bjs

cc: People's Counsel

File

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

/ Masha ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

Ballimore County Zoning Commisioner County Office Building 111 West Chesapeake Avenue

10/10/90

PUBLIC HEARING FEES

H9100158

PRICE 010 -ZONING VARIANCE (IRL)

TOTAL: \$140.00 LAST NAME OF OWNER: CLARMLEIN INC

> 04AO4HO124HICHRC BA C011:32AK10-11-90 Please make checks payable to: Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

:17f	Date of Posting 1/3/9/
Posted for: 1/6716716	Date of rooms
Cl. Farm land	
Location of property: 5/3 2016 2015	o Ke y los + A & Boar scale nouseles
Location of Signs: 1601-19 Williams	Marit Roy 40 mm For too & way
Remarks:	

Posted by Signature Number of Signs: ____/

THE JEFFERSONIAN, 5 20 fe Publisher 1 80.46

887-3353

🗝, Government onemissioner oning and Zoning T.

January 3, 1991

Mr. John R. Clark Clarklein, Inc. 115 Sudbrook Lane, Suite 205 Baltimore, MD 21208

> RE: Item No. 158, Case No. 91-197-A Petitioner: Clarklein, et al Petition for Zoning Variance

Dear Mr. Clark:

NOTICE OF HEARING

The Zoning Commissioner of Battimore County, by authority of the Zoning Act and Regulations of Battimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance
Case number: 91-197-A
S/S White Marsh Road, 650'
(+/-) NE1y Buck
Schoolhouse Road
(Richter Property)
11th Election District
6th Councilmanic
Petitioner(s):
Clarklein, Inc.
Hearing Date: Thursday,
Jan. 17, 1991 at 2:00 p.m.

Variances: to amend the Sec-

variances: to amend the sec-ond Amended Final Development Plan to permit a window to tract boundary line setback of 2 ft. in lieu of the required 35 ft., to per-mit a window to tract boundary line setback of 24 ft. in lieu of the required 35 ft., to permit a window

to tract boundary line setback of 28 ft. in lieu of the required 35 ft.,

and to permit a building to build-ing (height distance) setback of 23 ft. in lieu of the required 25 ft.

setback required for lots #16 and

N/J/12/112 Dec. 13.

J. ROBERT HAINES Zoning Commissioner of Baltimore County

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

truly yours,

Zoning Plans Advisory Committee

JED:jw Enclosures

co: W. Davall & Associates, Inc. - 530 E. Joppa Road Towson, MD 21204

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of $\frac{1}{3}$ successive weeks, the first publication appearing on $\frac{13-13}{3}$.

> NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

Baltimore County Zoning Commissioner County Office Building 111 West Chesapeake Avenue owson, Maryland 21204

1717793

NOTICE OF HEARING

receip Account: R-001-6150

PRICE

PUBLIC HEARING FEES 080 -POSTING SIGNS / ADVERTISING 1 3 \$105.46

TOTAL: \$105.46 LAST NAME OF OWNER: CLARKLEIN INC.

Please Make Checks Payable To: Baltimora County 01:37PH01-17-91

Baltimore County Government Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 11th day of October , 1990.

> Robert Haines ZONING COMMISSIONER

Received By:

Petitioner: Clarklein, Inc., et al Petitioner's Attorney:

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue. Lowson, MD 21204

887-3353

LATE: 1- 3-91

Clarklein, Inc 115 Sudbrook Lane Suite 205 Baltimore, Maryland 21208

> Petition for Zoning Variance CASE NUMBER: 91-197-A S/S White Marsh Road, 650' (+/-) NEly Buck Schoolhouse Road (Richter Property) 11th Election District - 6th Councilmanic Petitioner(s): Clarklein, Inc. HEARING: THURSDAY, JANUARY 17, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 105.46 is due for advertising and posting of the above captioned property. THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes , before your hearing is scheduled to begin.

J. Robert Haines

BALTIMORE COUNTY, MARYLAND

Office of Planning and Zoning

THE West Chesapeake Avenue Towson, MD 21204

887-3353

Baltimore County Government Zoning Commissioner

December 3, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Zoning Variance CASE NUMBER: 91-197-A S/S White Marsh Road, 650' (+/-) NEly Buck Schoolhouse Road (Richter Property) 11th Election District - 6th Councilmanic Petitioner(s): Clarklein, Inc. HEARING: THURSDAY, JNAURY 17, 1991 at 2:00 p.m.

Variances to amend the Second Amended Final Development Plan to permit a window to tract boundary line setback of 26 ft. in lieu of the required 35 ft., to permit a window to tract boundary line setback of 24 ft. in lieu of the required 35 ft., to permit a window to tract boundary line setback of 28 ft. in lieu of the required 35 ft., and to permit a building to building (height distance) setback of 23 ft. in lieu of the required 25 ft. setback required for lots #16 and #17.

J. Robert Haines Zoning Commissioner of

cc: Clarklein, Inc. W. Duvall & Associates, Inc.

Baltimore County

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

DATE: January 2, 1991

J. Robert Haines Zoning Commissioner

> Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Clarklein, Inc., Item No. 158

In reference to the petitioner's setback variances, staff offers no comment. The applicant's parcel received CRG approval on February 19, 1988 (see XIV-262).

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm ITEM158/ZAC1

(301) 887-3554

Mr. J. Robert Haines

Zoning Commissioner

Towson, MD 21204

Item #158

Location:

Area:

District:

Property Owner:

Existing Zoning:

Proposed Zoning:

County Office Building

Z.A.C. 158 Clarklein, Inc. S. Side White Marsh Road N.E. of Bucks Schoolhouse Road D.R.-3.5Variances to the second amended final development plan. 5.21 acres 11th Election District 6th Councilmanic District

Dear Mr. Haines:

Please see the C.R.G. comments for this site.

Very truly yours, Traffic Engineer Associate II

MSF lab

الكلاب فيميتلايط مداه 1/8/91

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204

November 28, 1990

Dennis F. Rasmussen

Fire Department THE East John Kenni Stille 201 Torson, Maryland 21294-5500 1411 33, 1,20

mit just if the money

OCTOBER 25, 1990

Robert Haines Moning Commissioner Office of Planning and Zoning Laltimore County Office Building Towson, MD 21204



RE: Property Cwner: CLARKIEIN, INC.

FICETEE PROFERTY

Item No.: 158 Zoning Agenda: CCTOBER 30, 1990

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 750 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

4. The site shall be made to comply with all applicable parts of the Fire Frevention Code prior to occupancy or beginning of operation. Panhandle driveways shall be in accordance with Baltimore County Council Bill No. 172-89 and resolution No. 52-89.

PALTIMORE COUNTY. MARYLAND

INTER-OFFICE CORRESPONDENCE October 30, 1990

receives - mHae

J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF

PERMITS & LICENSES (1) 19

ZONING ITEM #: 158 SUBJECT: PROPERTY OWNER: Clarklein, Inc.

> LOCATION: S/S White Marsh Road, 650' (_/-) Nely Buck Schoolhouse Road (Richter Property) WIECTION DISTRICT: 11th COUNCILMANIC DISTRICT: 6th

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT. COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION () NUMBER PARKING SPACES

() BUILDING ACCESS

- () RAMPS (degree slope) () CURB CUTS
- () SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- () A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE ... REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1987 NATIONAL BUILDING CODES AS ADOPTED BY COUNCIL BILL #158-88.

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Anter & dreams



Three Bedrooms with Sitting Room and 2 car spiritige

Features

Options

Brick front

Hardwood floors

More closets

Superbath

Fireplaces

Baywindow

Skylights

• Icemaker

• Jacuzzi master bath

Patio doors - french

Flooring upgrades

• 80 gal, water heater

Dining room alcove

· Greenhouse windows

· Special interior moldings

Appliance upgrade.

Basement areaway

Ceramic kitchen flooring

Security system

• 2 car garage and family room

Master bedroom sitting area

Ceramic kitchen counter top

- Maintaged to athers 3 or 4 bedrooms 2) baths
- Garage No wax floors • Public water and sewage

Blice Special

Disa Migden 69

WHO K. CLARK

4. 5 5-pm Rd Best 2.23 6 527

4603 LXXX RD BOLL MA 21236

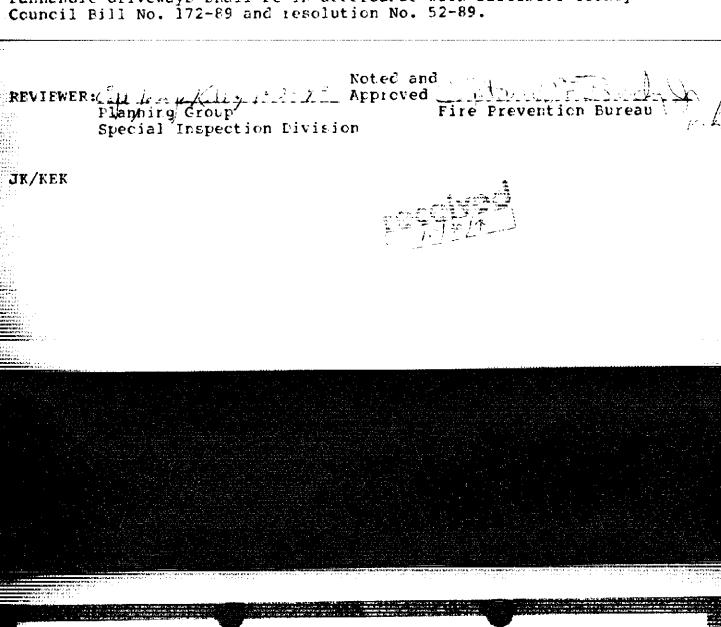
- Smoke detectors VinvLsiding · Wall to wall carpeting
- Wood kitchen cabinets Designer lighting fixtures Electric heat pump
- R Disidewall insulation • R 30 atternsulation • IV and telephone pre wire:
- Ceneral am conditioning Ceramic baths
- Disposal Special Standent

Dishwasher

- Ivaluxes· Ist floor laundry 6 panel doors
- · Andersen whichous Breakfast nook Faux balcony
- · Hogewalk necloset Kitchen paintry • Pedestal sink in powder room
- Residential sprinkler system Sournig entry
- · Vented rangehood

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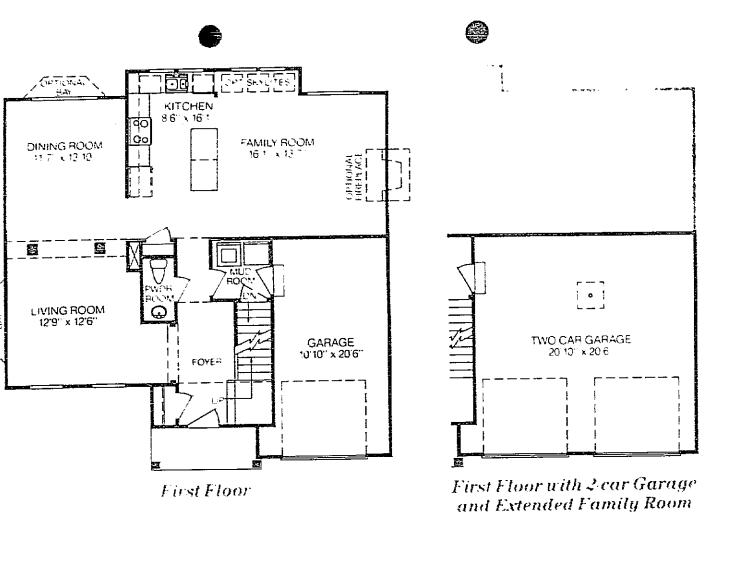
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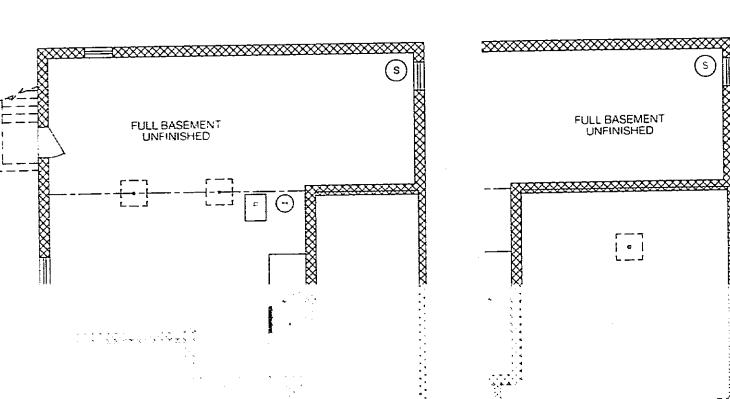


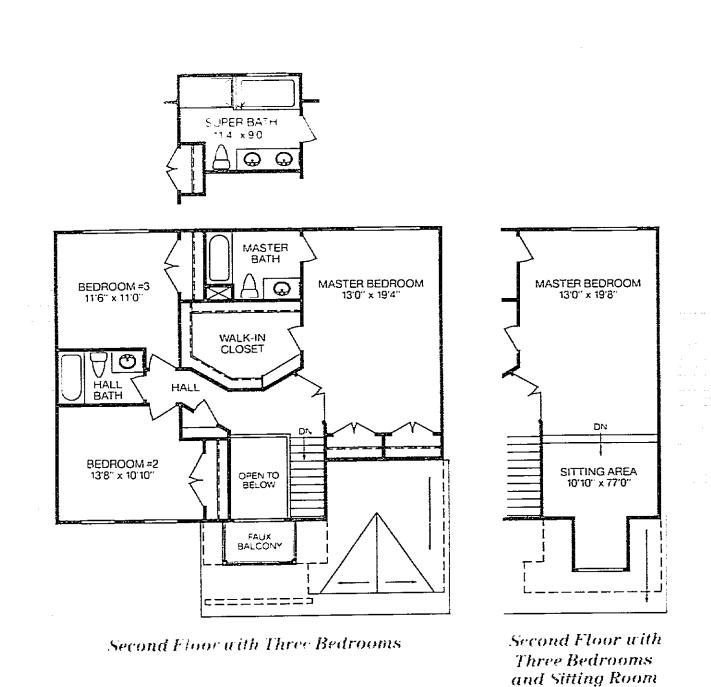
Serene, private, intimate...Perrys Choice in Perry Hall. This new community of only 17 single-family homes is your choice for gracious living. Nestled in a beautiful, country setting, Perrys Choice offers a quiet, scenic environment where you can sit back and enjoy nature's pleasures. Yet, you are only minutes from great shopping at White Marsh Mall and quick access to the Beltway. Fine restaurants and entertainment are just a stone's throw away. Each magnificent residence at Perrys Choice has been carefully designed to please the most discriminating homebuyer. Handsome traditional architecture is highlighted by distinctive detail work. Choose from 3 bedroom, 3 bedroom

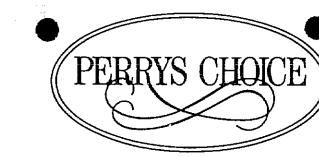
with sitting room and 4 bedroom models—each offering an exciting design with spacious living areas and many luxurious features. An elegant entrance foyer with soaring ceilings welcomes you to the airy living room and formal dining room. There are two full baths plus a powder room with pedestal sink, a family room off the fully appointed gourmet kitchen, first-floor laundry room, one or two car garage and more. Each home is also fire protected with a residential sprinkler system.

The luxury, the convenience, the peace and quiet you've always wanted, are all waiting for you at Perrys Choice. Perrys Choice...the first choice for the choosy homebuyer. DIRECTIONS: From Beltway Exit 32, north on Belair Rd. 6/10 mile to 4th traffic light. Right on Ridge Rd. for one block to left on Bucks Schoolhouse Rd. At stop sign proceed straight ahead (becomes White Marsh Rd.) for 2/10 mile to Sales Center on right. PHONE: 668-7248









4611 WHITE MARSH ROAD • BALTIMORE, MARYLAND 21237 • (301) 668-7248

PRICE LIST

3 BEDROOMS, 2.5 BATH, 2 STORY COLONIAL WITH ONE CAR GARAGE. FULL BASEMENT

3 BEDROOMS, 2.5 BATHS, 2 STORY COLONIAL WITH ONE CAR GARAGE, MASTER BEDROOM SUITE WITH STEPDOWN SITTING ROOM, FULL

BASEMENT

4 BEDROOM, 2.5 BATHS, 2 STORY COLONIAL WITH ONE CAR GARAGE, FULL BASEMENT \$172,900

SPECIAL HOMES

LOT 1 (MODEL)

AVALON

AVALON II

BELLMORE

BELLMORE WITH 2 CAR GARAGE AND EXTENDED FAMILY ROOM, FP
IN/UPGRADE MANTEL, SUPER BATH,
BRICK FRONT, GOURMET KITCHEN
PACKAGE, AREAWAY, BAY WINDOW,
OVAL GLASS FRONT DOOR, PR ROUGH-IN, HARDWOOD FLOOR (FOYER, PR), UPGRADE CARPET AND PAD (LR, DR, Fm Rm)

\$210,250

\$110,000

\$162,900

\$167,500

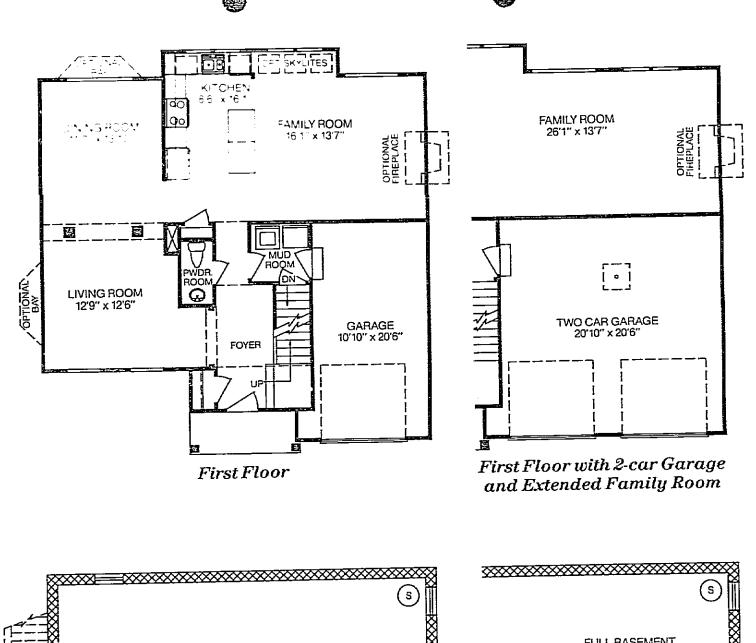
LOT 18 SALES OFFICE

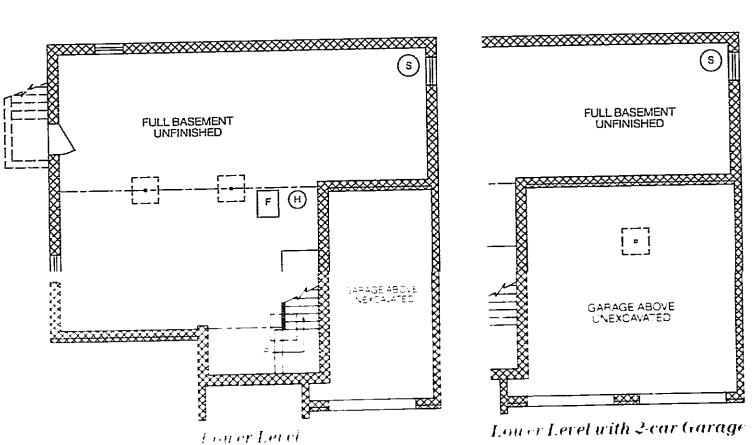
Sales Representative: Gene Plott 668-7248.

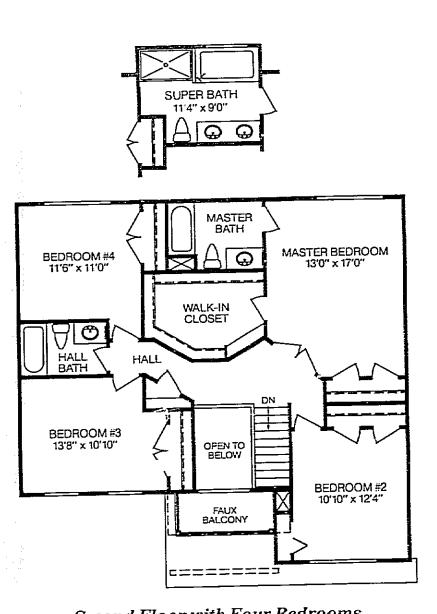
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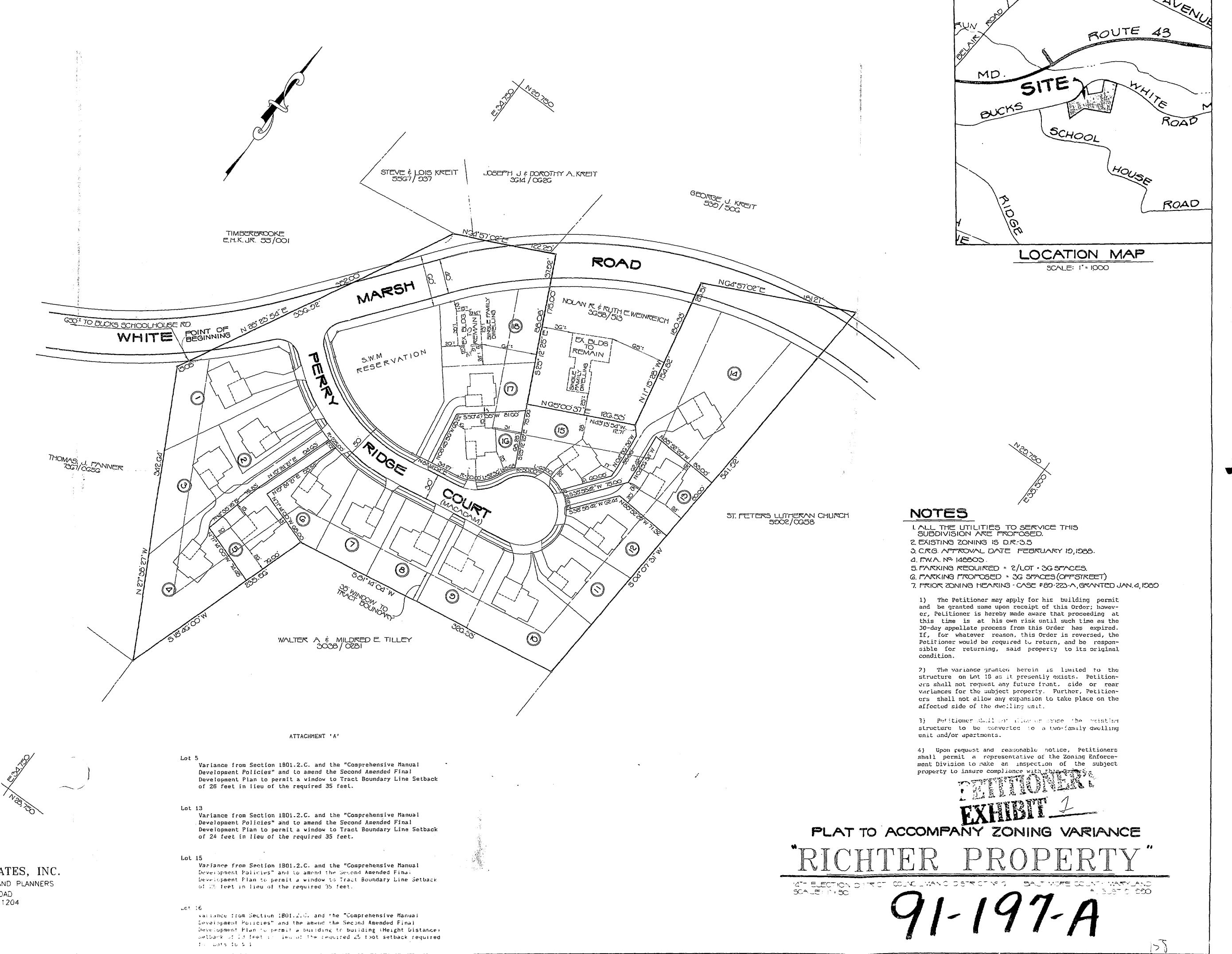








Second Floor with Four Bedrooms



W. DUVALL & ASSOCIATES, INC. ENGINEERS SURVEYORS , LAND PLANNERS 530 EAST JOPPA ROAD TOWSON, MARYLAND 21204 (301) 583-9571

